103.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,100 / 771,100
					USE VALUE:	771,100 / 771,100
					ASSESSED:	771,100 / 771,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VENEZIA MARY M & LAWRENCE P &
Owner 2:	VENEZIA GERALD M
Owner 3:	
Street 1:	39 WINDMILL LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VENEZIA PAUL LAWRENCE -
Owner 2:	VENEZIA MARK GERALD TRS -
Street 1:	39 WINDMILL LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,550 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2552 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9550.000	276,500		494,600	771,100
Total Card	0.219	276,500		494,600	771,100
Total Parcel	0.219	276,500		494,600	771,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.21 | /Parcel: 302.2

Legal Description

User Acct 66421

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 09/20/18

!8219!

PREVIOUS ASSESSMENT

Parcel ID 103.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,500	0	9,550.	494,600	771,100	771,100	Year End Roll	12/18/2019
2019	101	FV	226,100	0	9,550.	494,600	720,700	720,700	Year End Roll	1/3/2019
2018	101	FV	226,100	0	9,550.	423,900	650,000	650,000	Year End Roll	12/20/2017
2017	101	FV	226,100	0	9,550.	395,600	621,700	621,700	Year End Roll	1/3/2017
2016	101	FV	226,100	0	9,550.	339,100	565,200	565,200	Year End	1/4/2016
2015	101	FV	225,100	0	9,550.	303,800	528,900	528,900	Year End Roll	12/11/2014
2014	101	FV	225,100	0	9,550.	281,200	506,300	506,300	Year End Roll	12/16/2013
2013	101	FV	225,100	0	9,550.	268,100	493,200	493,200		12/13/2012

PRINT

Date	Time
12/10/20	22:47:50

LAST REV

Date	Time
10/04/18	10:32:54

mmcmakin

8219

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENEZIA PAUL LA	66307-395		10/30/2015	Convenience	1	No	No		
VENEZIA MARY M	23201-211		5/19/1993		99	No	No		F

USER DEFINED

Prior Id # 1:	66421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2010	449	Re-Roof	6,600					

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS&NOTICE	BS	Barbara S
4/14/2009	Meas/Inspect	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9550		Sq. Ft.	Site		0	70.	0.74	4									494,550						494,600	

Total AC/HA: 0.21924 | Total SF/SM: 9550 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 494,550 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24676037
Const Adj.:	0.99742496
Adj $ / SQ:	118.137
Other Features:	118500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400746
Depreciation:	124231
Depreciated Total:	276515

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

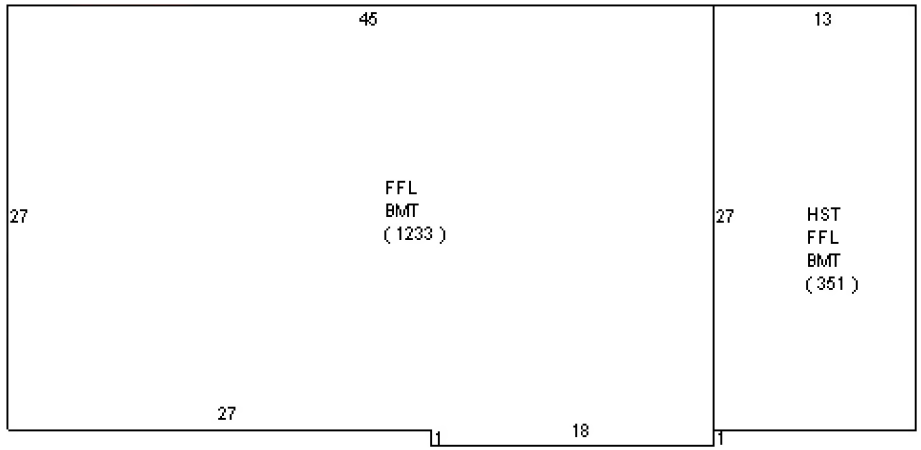
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	118.14
Special Features:	0	Val/Su Net:	82.69
Final Total:	276500	Val/Su SzAd	157.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,584	46.960	74,384
FFL	First Floor	1,584	118.140	187,129
HST	Half Story	176	118.140	20,733

Net Sketched Area:	3,344		Total:	282,246	
Size Ad	1759.5	Gross Are	3519	FinArea	2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	